



KEY MAP

PHASE PLAN & COMMON AREA

MASTER PRELIMINARY PLAN
STONEBRIER SUBDIVISION
PHASE 1 LOTS 1-19 5.92 ACRES
& PHASE 2 LOTS 1-25 6.83 ACRES
14.054 ACRES
JOHN AUSTIN LEAGUE A-2
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=60' OCTOBER 28, 2014

GENERAL NOTES:

- 1.) DRAINAGE EASEMENTS & COMMON AREA'S SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 2.) THE PERMANENT MOUNTED MAILBOX'S FOR LOTS 25 & 19 SHALL BE LOCATED 5-FEET MINIMUM FROM EDGE OF ROADWAY DRIVING SURFACE.
- 3.) MINIMUM LOT SIZE IS 5924 SQUARE FEET.
- 4.) MINIMUM HOUSE SIZE IS 2200 HEATED SQUARE FEET.
- 5.) THE HOMES WILL BE CONSTRUCTED WITH BE A COMBINATION OF ROCK, BRICK & STUCCO & HAVE TWO CAR ATTACHED GARAGES.
- 6.) ADDITIONAL GUEST PARKING IS PROVIDED.
- 7.) NO MORE THAN 2 UN-RELATED RESIDENTS WILL BE ALLOWED.
- 8.) ZERO LOT LINE HOMES SHALL HAVE A MINIMUM 10-FOOT SEPARATION FROM STRUCTURES ON ADJACENT LOTS, UNLESS OTHERWISE SHOWN ON THE PLAN
- 9.) ONLY LOT 19 IN PHASE 1 AND LOT 25 IN PHASE 2 SHALL HAVE DRIVEWAY ACCESS TO RIVERSTONE DRIVE.
- 10.) NO DEVELOPMENT SHALL BE AUTHORIZED WITHIN THE BUFFER AREA EXCEPT PERMITTED LANDSCAPING, SCREENING, AND DRAINAGE FACILITIES.
- 11.) PROPOSED LAND USE IS LOW DENSITY RESIDENTIAL @ 3.5 LOTS PER ACRE
- 12.) PROPERTY IS ZONED PLANNED DEVELOPMENT - HOUSING (PD-H) DISTRICT, AS APPROVED BY THE BRYAN CITY COUNCIL ON MAY 27, 2014 (ORDINANCE NO. 2047). DEVELOPMENT IN THIS SUBDIVISION SHALL BE SUBJECT TO THE STANDARDS OF THAT PD-H DISTRICT

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